

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Jose

State: CA

PJ's Total HOME Allocation Received: \$66,968,554

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State:	92			
% of Funds Committed	90.82 %	93.35 %	60	93.41 %	25		27
% of Funds Disbursed	80.58 %	85.12 %	55	84.68 %	27		25
Leveraging Ratio for Rental Activities	2.78	5.84	58	4.72	24		34
% of Completed Rental Disbursements to All Rental Commitments***	79.78 %	72.98 %	40	80.76 %	35		23
% of Completed CHDO Disbursements to All CHDO Reservations***	70.81 %	61.88 %	35	68.18 %	53		45
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.32 %	77.72 %	43	80.32 %	60		48
% of 0-30% AMI Renters to All Renters***	46.99 %	39.58 %	36	45.16 %	51		52
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.08 %	92.53 %	58	95.04 %	22		25
Overall Ranking:			In State:	31 / 92	Nationally:		44 43
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$25,425	\$33,130		\$26,037	1,013 Units		64.00 %
Homebuyer Unit	\$47,457	\$20,348		\$14,755	277 Units		17.50 %
Homeowner-Rehab Unit	\$12,331	\$27,021		\$20,487	292 Units		18.50 %
TBRA Unit	\$0	\$2,819		\$3,225	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Jose CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$96,003	\$371,130	\$12,331
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	37.6	33.2	51.0	0.0	Single/Non-Elderly:	39.9	45.8	21.9	0.0
Black/African American:	16.9	3.2	3.4	0.0	Elderly:	30.5	2.2	42.1	0.0
Asian:	5.3	26.4	16.8	0.0	Related/Single Parent:	14.8	14.4	12.3	0.0
American Indian/Alaska Native:	0.4	0.4	1.7	0.0	Related/Two Parent:	12.6	25.6	17.1	0.0
Native Hawaiian/Pacific Islander:	0.0	2.9	1.0	0.0	Other:	2.2	11.9	6.5	0.0
American Indian/Alaska Native and White:	0.0	0.0	1.0	0.0					
Asian and White:	0.0	0.7	1.0	0.0					
Black/African American and White:	0.0	0.0	1.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.3	0.0					
Other Multi Racial:	0.7	4.3	5.5	0.0					
Asian/Pacific Islander:	11.7	2.2	0.0	0.0					
ETHNICITY:									
Hispanic	27.3	26.7	17.1	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	54.8	44.4	33.2	0.0	Section 8:	23.9	0.0 [#]		
2 Persons:	21.4	17.3	34.2	0.0	HOME TBRA:	9.8			
3 Persons:	13.6	20.6	14.4	0.0	Other:	11.2			
4 Persons:	6.8	11.9	8.9	0.0	No Assistance:	55.1			
5 Persons:	2.0	4.3	5.8	0.0					
6 Persons:	1.3	0.7	2.1	0.0					
7 Persons:	0.1	0.7	0.7	0.0					
8 or more Persons:	0.1	0.0	0.7	0.0	# of Section 504 Compliant Units / Completed Units Since 2001		15		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Jose State: CA Group Rank: 44
(Percentile)
State Rank: 31 / 92 PJs Overall Rank: 43
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	79.78	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	70.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.32	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	94.08	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.94	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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